



**MINUTES**  
**OF THE CALLED MEETING OF**  
**THE PLANNING & ZONING COMMISSION**  
**OF THE VILLAGE OF VOLENTE, TEXAS**  
**WEDNESDAY, DECEMBER 4, 2013**  
**6:00 P.M.**  
City Hall, 16100 Wharf Cove, Volente, Texas.

**PRESENT:**

Babs Yarbrough  
Rett Scudder  
Jack Hirschhorn  
Ruan Lourens

**ABSENT:**

Missy Thost  
Wynn Estes

- 1. Acting Chair Yarbrough open meeting and roll call was made.**  
A quorum was established.
- 2. Citizens Comments**  
Nancy Carufel, 8108 Joy Rd. Volente, TX questioned why Planning and Zoning was hearing this variance and not Board of Adjustments.
- 3. Approval of Minutes of November 6<sup>th</sup> and Nov. 14, 2013.**  
Commissioner Lourens made a motion to approve both set of minutes.  
Commissioner Scudder seconded the motion. The motion passed with all in favor.
- 4. Discussion and recommendation on variance application from Paul Hughes, 7307 Blue Heron Cove, Volente, TX for variance from the Water Quality Ordinance, Sec. 32.109(c) Impervious Cover.**  
Presentation from City Administrator, Barbara Wilson. She explained the variance request to the Commission. The owner, Paul Hughes, answered questions from the Commission.  
Commissioner Lourens made a motion to approve the variance request due to the small size of the lot, the entire lot is in the floodplain, and the applicant is reducing the overall impervious cover. He moved the pool



from its location below the 681 to its original location on the lot. The lot was sold to him from an incomplete file by Lesser in 1964 and the lot is little more than a 1/3 of an acre. The entire lot and all the existing structures are in the floodplain. The applicant with the new pool was granted the side setback variance due to the fact that the new pool will reduce the encroachment on the side setback and for the reasons stated above. Commissioner Hirschhorn seconded the motion. The motion passed. The Planning and Zoning Commission will recommend to City Council the granting of the variance request by Mr. Hughes.

**5. Discussion and recommendation on variance applications from John Hoag, 8120 Joy Road, Volente, TX 78641 from water quality: impervious cover; zoning ordinance: side yard setback; site development ordinance: maximum grade shall not exceed 15% and exception to water quality regulations.**

Staff presentation by Barbara Wilson. She explained the variance request.

TRE & Associate Marc Dickey answered questions from the Commission. Owner John Hoag answered questions from the Commission regarding fencing and septic tank approval.

Comments: Nancy Carufel, 8108 Joy Rd, asked if the driveway will be in the same place.

Commissioner Lourens made a motion to approve the variance request due to the following hardships and unique characteristics and history of this lot and its projects : small size of the lot, the entire lot is in the floodplain, it has 2 existing structures on it now that the previous owner had been granted variances on, the impervious cover is being reduced, and LCRA has given their approval, the addition of water quality and storm water treatment on the project created by a series of berms and diffusing walls and with the additional condition from the ESD 14 Fire Dept. that the driveway be scored due to the fact that the applicant's engineer did not feel that he could bring the driveway to the required 15% slope due to the severe slope of the lot and the lack of additional area on the lot with the existing structure.

Applicant was granted an exemption from water quality due to the fact he was reducing the overall impervious cover from the original development and providing storm water runoff and treatment through a series of less than five feet storm water diversion walls on the right hand side of the property as one faces the front of the house. The applicant



was granted the side setbacks due to the overall width of the lot which is extremely narrow. The Planning and Zoning Commission will recommend to City Council the granting of the variance.

Commissioner Scudder seconded the motion and the motion passed unanimously. This variance was granted due to the above listed hardships and unique factors of this project.

**6. Possible additional discussion and recommendation on Special and Temporary Permitting Ordinance.**

Staff presentation was by City Administrator, Barbara Wilson. The version draft of the Ordinance has the changes suggested by the Planning and Zoning Commission at the last meeting.

Commissioner Yarbrough brought examples from Lago Vista and Lake way. After much discussion among the Commission, public comments were taken.

Nancy Carufel, 8108 Joy Rd. questioned if the site permit was necessary. She wanted to know who would make decision on several items in the permit.

Gary Murphy, 7324 Reed Drive, would like commercial permitting in the residential and stated it would not change the neighborhood.

Judy Graci, 15775 Booth Circle, stated the permitting is for safety and water quality issues and to have prior notice of venues.

Denise Yeagin, 8113 Sharon Road, stated too many regulations and fines were in place and when incorporation passed this was not supposed to happen.

Commissioner Lourens made a motion to request a joint work session with Council with public comment to discuss the Version 8 of the Special Permit Ordinance. The motion was seconded by Commissioner Scudder. The motion passed. The Commission would then meet again on January 15, 2014 to make a recommendation to Council for their next meeting.

**7. The meeting adjourned at 8:34.** Commissioner Hirschhorn made a motion to adjourn.

Commissioner Lourens seconded the motion. The motion passed with all in favor.



Approved this 7th day of May , 2014.

  
Babs Yarbrough, Acting Chair

Attest:



Joan Jackson, City Secretary